

IN RE: PETITION FOR VARIANCE  
SE/S Todd Avenue, 375' N of  
the c/l Bayside Avenue  
(9225 Todd Avenue)  
12th Election District  
7th Councilmanic District

David W. Judd, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-439-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David W. and Brigitte Judd. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request were Mr. and Mrs. David Judd, property owners. Mr. Richard Widzbor appeared as an interested citizen; however, did not offer any testimony in support of or in opposition to the request. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 6,047.50 sq.ft., zoned D.R. 5.5, and is presently vacant. The property is 50 feet wide and approximately 120 feet deep and is located in an older subdivision known as North Point Terrace. The Petitioners testified that the property has been owned by Mr. Judd's father for many years and in fact, the Petitioner's father resides on the adjacent property at 9223 Todd Avenue. The Petitioners are desirous of developing the subject property with a single family dwelling in accordance with Petitioner's

ORDER RECEIVED FOR FILING

Date

By

Exhibit 1; however, due to the narrow width of the lot, the requested variance is necessary.

In support of their request, the Petitioners submitted several letters from adjoining property owners indicating they have no objections to their plans. Furthermore, the Petitioners have submitted building plans to the Office of Planning for their review and approval as to the compatibility of the proposed dwelling with the surrounding neighborhood. The Office of Planning has reviewed the Petitioners' request and recommended approval of the requested variance in that the proposed dwelling is in character and keeping with the other houses in the community. In addition, the Office of Planning requested that every effort be made to save the large tree located in the rear yard and that landscaping be provided along the east side of the subject property to buffer the proposed dwelling from their neighbor at 9227 Todd Avenue. The Petitioners testified that they intend to save this tree and that they will comply with all requirements of Baltimore County. Furthermore, the Petitioners noted that they are aware that if the proposed dwelling is located within a flood plain, it must be situated 1 foot above flood elevation.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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Date 7/20/18  
By [Signature]

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and made a part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of DEPRM as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of July, 1998 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), due dated May 29, 1998, the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated June 8, 1998, and the Office of Planning, dated June 11, 1998, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO

ORDER RECEIVED FOR FILING  
Date 7/20/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 20, 1998

Mr. & Mrs. David W. Judd  
9203 Todd Avenue  
Fort Howard, Maryland 21052

RE: PETITION FOR VARIANCE  
SE/S Todd Avenue, 375' N of the c/l Bayside Avenue  
(9225 Todd Avenue)  
12th Election District - 7th Councilmanic District  
David W. Judd, et ux - Petitioners  
Case No. 98-439-A

Dear Mr. & Mrs. Judd:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Richard Widzbor  
9218 Howard Avenue, Fort Howard, Md. 21052

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; Office of Planning; People's Counsel; Case Files





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9225 Todd Avenue  
which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C1 & 304; BCZR, TO PERMIT A DWELLING ON A LOT WITH A WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

TO BE DEVELOPED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

98-439-A

439

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION

Beginning at a point on the south east side of Todd Avenue which is 40 ft. wide at the distance of 375 ft. <sup>N</sup> of the centerline of the nearest improved intersecting street, Bayside Avenue, which is 50 ft. wide. Being lot #15 and 16, block #B, section # in the subdivision of North Point Terrace as recorded in Baltimore County plat book #6, Folio #155, containing 6047.50 ft. Also known as 9225 Todd Avenue and located in the #12 election district.

439

98.439.A

BALTIMORE COUNTY, MARYLA  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

439

No. 063740

DATE 5-14-98

ACCOUNT R001-6152

AMOUNT \$ 50.00

RECEIVED 0.5000 FROM 92257000 Ne.

FOR: UPR. (010).

98-439-A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Sum

PAID RECEIPT

PROCES ACTUAL TIME

5/15/1998 5/14/1998 14:10:19

NO 1801 CASHIER CLM ONL DRAFTER

5 MISCELLANEOUS CASH RECEIPT

RECEIPT # 050341

ORNL. 053740

50.00 DASH

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #39-439-A  
9225 Todd Avenue  
SES Todd Avenue, 375' N  
of Bayside Avenue  
12th Election District  
7th Councilmanic District  
Legal Owner(s)  
David W. Judd &  
Brigitte A. Judd

Variance: to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.  
Hearing: Tuesday, June 23, 1998 at 11:00 a.m., in Room 407, County Courts Bldg., 407 Bodsey Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.  
(2) For information concerning the file and/or Hearing, Please Call (410) 887-3391.

6/04/ June 4, 1998 C233538

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/4/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/4/, 1998

**THE JEFFERSONIAN,**

*A. H. Enicker*  
**LEGAL AD. - TOWSON**

**CERTIFICATE OF POSTING**

RE: Case # 98-439-A  
Petitioner/Developer:  
(David W. Judd)  
Date of Hearing/~~Closing~~:  
(June 23, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

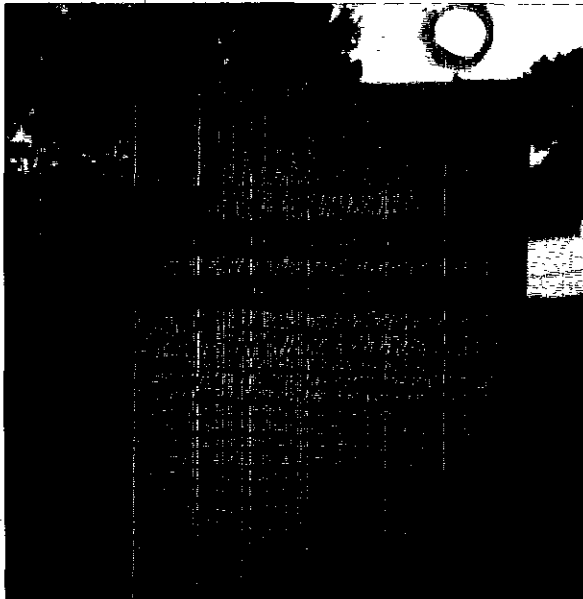
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

9225 Todd Ave. Baltimore, Maryland 21219 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ June 8, 1998 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)

RE: PETITION FOR VARIANCE  
9225 Todd Avenue, SE/S Todd Avenue, 375' N of  
Bayside Avenue, 12th Election District, 7th  
Councilmanic

Legal Owners: David W. and Brigitte A. Judd

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-439-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 10<sup>th</sup> day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to David W. and Brigitte A. Judd, 9203 Todd Avenue, Fort Howard, MD 21052, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 26, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-439-A  
9225 Todd Avenue  
SE/S Todd Avenue, 375' N of Bayside Avenue  
12th Election District - 7th Councilmanic District  
Legal Owner: David W. Judd & Brigitte A. Judd

Variance to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

HEARING: Tuesday, June 23, 1998 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Brigitte & David Judd

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 8, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
June 4, 1998 Issue - Jeffersonian

Please forward billing to:

David & Brigitte Judd

410-477-3778

9203 Todd Avenue

Fort Howard, MD 21052

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-439-A

9225 Todd Avenue

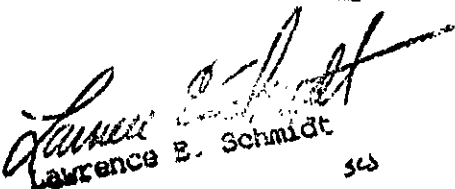
SE/S Todd Avenue, 375' N of Bayside Avenue

12th Election District - 7th Councilmanic District

Legal Owner: David W. Judd & Brigitte A. Judd

Variance to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

HEARING: Tuesday, June 23, 1998 at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 439

Petitioner: David + Brigitte Judd

Location: 9225 Todd Ave Fort Howard md 21052

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David + Brigitte Judd

ADDRESS: 9203 Todd Avenue

Fort Howard md 21052

PHONE NUMBER: 410-477-3778

AJ:ggs

(Revised 03/24/96)

98-439-A

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

Plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
North  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER: ☐ public ☐ private  
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

APR 11 1988

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 4.26.98

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 439

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A VARIANCE TO PERMIT A DWELLING  
ON A LOT WITH A WIDTH OF 50ft. IN  
LIEU OF THE REQUIRED 55ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

98-439-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 15, 1998

Mr. & Mrs. David Judd  
9203 Todd Avenue  
Fort Howard, MD 21052

RE: Item No.: 439  
Case No.: 98-439-A  
Petitioner: David and  
Brigitte Judd  
Location: 9225 Todd Avenue

Dear Mr. & Mrs. Judd:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 14, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

May 27, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF MAY 26, 1998

Item No.: 427, 428, 429, 433, 434  
435, 436, 437, 438, 439  
440

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Due Date: May 29, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #439

Judd Property, 9225 Todd Avenue

Zoning Advisory Committee Meeting of May 26, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
  - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - X   Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING

Date

By

Document4

Jim  
6/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
and Development Management

DATE: June 11, 1998

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 9223 Todd Avenue

INFORMATION

Item Number: 439

Petitioner: Judd Property

Zoning: DR 5.5

Requested Action: Variance

Summary of Recommendations:

Staff supports the applicants' request provided that the following conditions are met:

- Landscaping should be provided along the east side of property;
- Every effort should be made to save the large tree in the rear yard; and
- The applicant should meet with the Office of Planning regarding the design of the proposed house in order to insure compatibility with other homes in the community.

The applicants may wish to contact Brent Flickinger, Seventh District Community Planner, at 410-887-3480 should additional information pertinent to the above conditions be needed.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

AFK/JL

c: Brent Flickinger

ORDER RECEIVED FOR FILING  
Date 7/21/98  
BY [Signature]

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   June 8, 1998

FROM:     Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for June 8, 1998  
            Item No. 439

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation is 10 feet for this site.

RWB:HJO:jrb

cc:   File

ZONE0601.439

ORDER RECEIVED FOR FILING  
Date 7/29/98  
By [Signature]

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B. \_\_\_\_\_  
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

**RE: Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ David + Brigitte Judd 9203 Todd Ave 410-477-3778  
Print Name of Applicant Address Telephone Number

☐ Lot Address 9223 Todd Ave Election District 12 Council District 7 Square Feet 6047.50

Lot Location: N E S W / side / corner of \_\_\_\_\_, \_\_\_\_\_ feet from N E S W corner of \_\_\_\_\_  
(street) (street)

Land Owner David + Brigitte Judd Tax Account Number \_\_\_\_\_

Address 9203 Todd Ave Telephone Number 410-477-3778  
Fort Howard Md 21052

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation  
**PROVIDED?**

	YES	NO
1. This Recommendation Form (3 copies)	___	___
2. Permit Application	___	___
3. Site Plan	___	___
Property (3 copies)	___	___
Topo Map (available in Rm 206 C.O.B.) (2 copies)	___	___
(please label site clearly)	___	___
4. Building Elevation Drawings	___	___
5. Photographs (please label all photos clearly)	___	___
Adjoining Buildings	___	___
Surrounding Neighborhood	___	___

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

**TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!**

**RECOMMENDATIONS/COMMENTS:**

☐ Approval    ☐ Disapproval    ☒ Approval conditioned on required modifications of the permit to conform with the following recommendations:

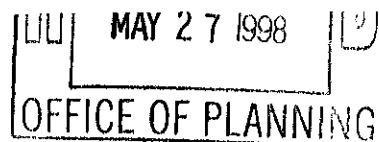
98-439-A

The proposed house should be redesign as a one story structure to be compatible with the existing homes in the area.

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Revised 9/5/95

Date: 6/11/98



SCHEDULE DATES, CERTIFICATE OF FILING POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

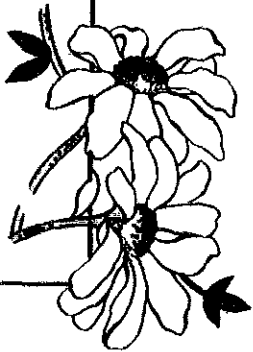
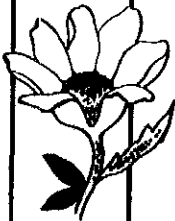
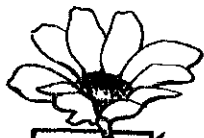
District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

June 19, 98



To Whom It may Concern,  
We have no objection to  
Mr & Mrs. David Judd  
to build a home across the  
street from us

Mr. & Mrs. Raymond Dembeck  
9224 Todd Av.,  
Ft Howard Md  
21052

Wm. Gary Wilson  
9219 Todd Avenue  
Ft. Howard, Md. 21052

To Whom It May Concern:

In reference to the lot on Todd Avenue owned by David Judd case # 98349A  
we see no problems arising from the construction of a residential home. In fact we believe  
it would be an asset to our community .

Respectfully yours,

*William & Karen Wilson*  
6-18-98

To Whom it May Concern:

June 20, 1998

I am writing this letter to advise anyone concerned about David and Bridgett Judd building a home on their property located at 9225 Todd Avenue. Currently, I reside at 9227 Todd Avenue, directly next to their property and I cannot foresee any problems prohibiting the building of a home on the above mentioned property.

Thank You,

Nancy C. Surgeny  
9227 Todd Avenue  
Fort Howard, Md 21052

see pages 5 & 6 of the checklist for additional required information

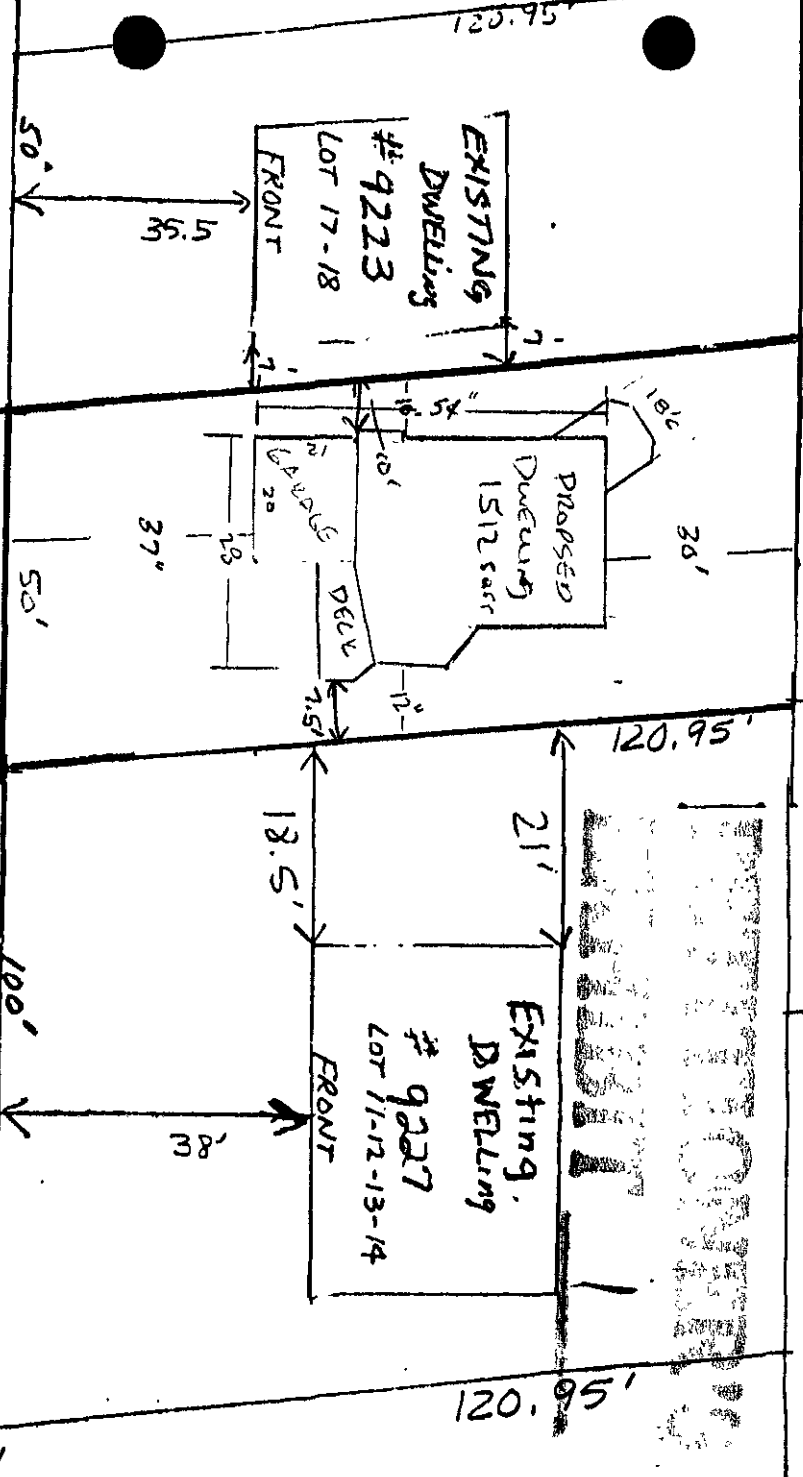
PROPERTY ADDRESS: 9225 TODD AVENUE

Subdivision name: North Point Terrace  
plat book # 6, folio 155, lot # 157b, section # 8

OWNER: David & Brigitte Judd

NORTH  
VACANT

50' 79.80 100' 81-82-83-84



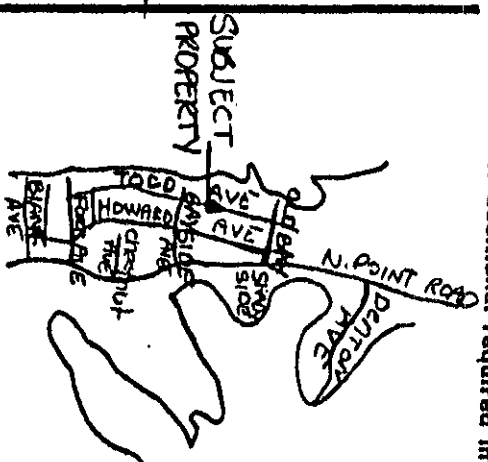
May 5 1998

prepared by: Brigitte Judd

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Vicinity Map  
scale: 1" = 1000'



98-439-A

Councilmanic District: 7

Election District: 12

1" = 200' scale map #: SE 9-i

Zoning: D.R.-5.5.

Lot size: 6047.50

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

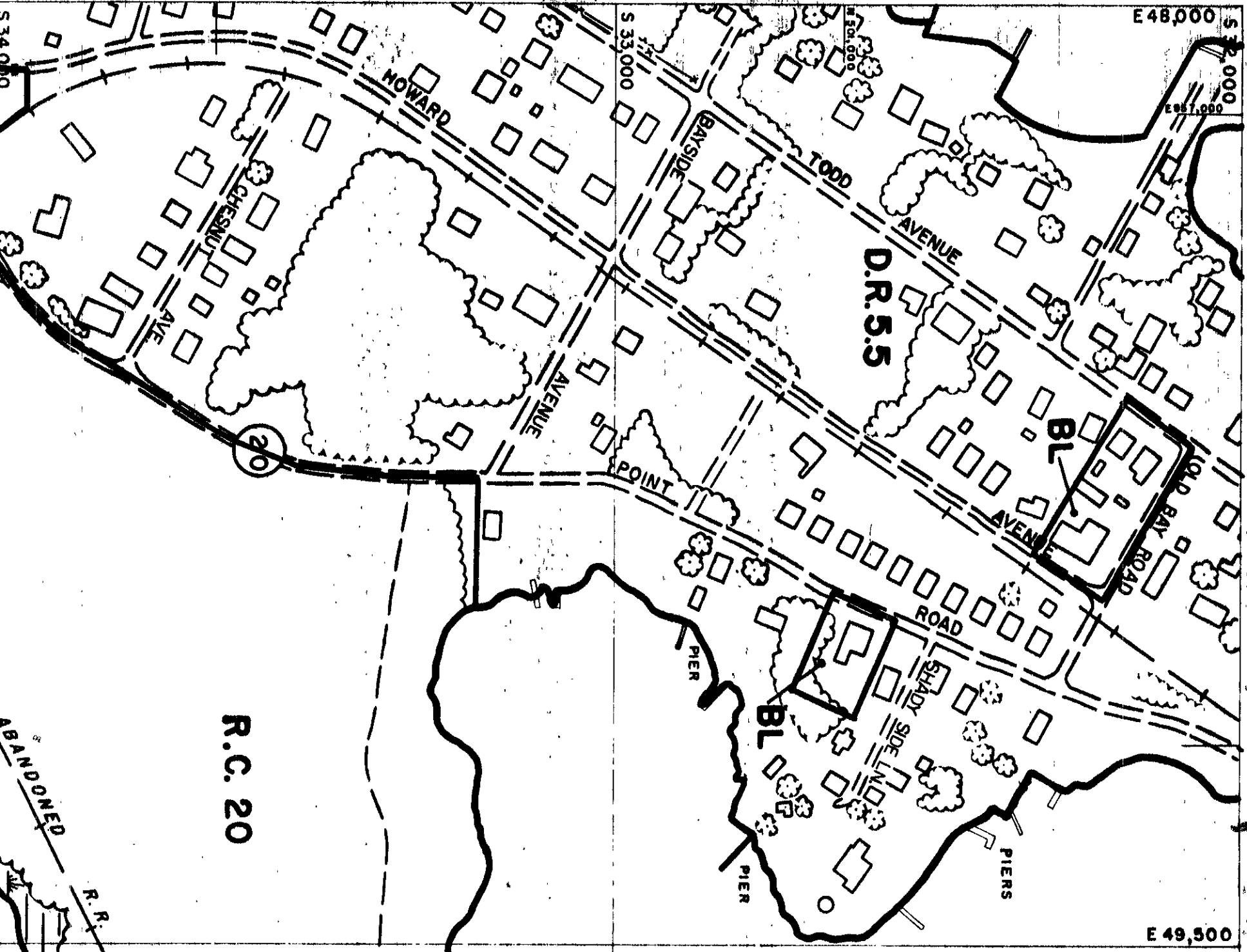
Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: ITEM #:

San 439



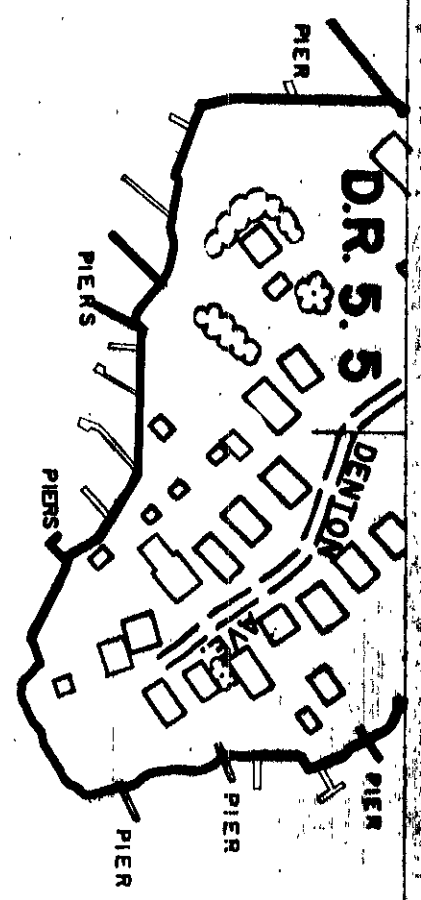
ABANDONED

R.C. 20

R.R.

A 9 E 7-89

439



SHALLOW

CREEK

(SHEET S.E. 8-2)

439

98-439-A

2A



directly across  
from lot.



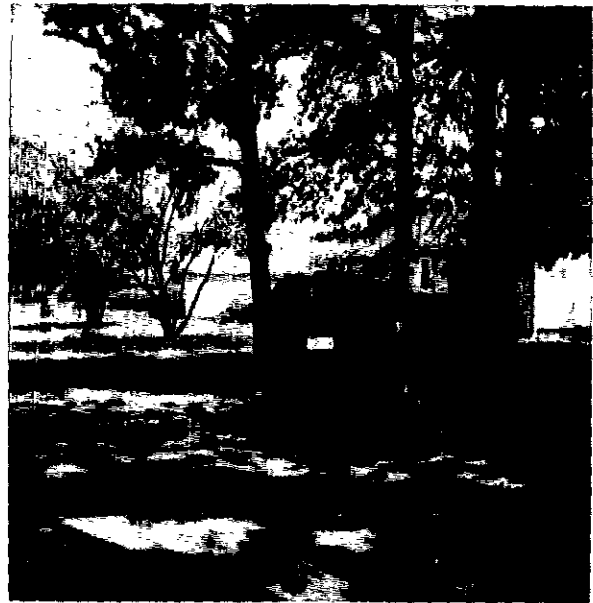
9225 Todd Ave  
front view of lot

98-439-A

23



Surrounding  
neighborhood



Surrounding  
neighborhood



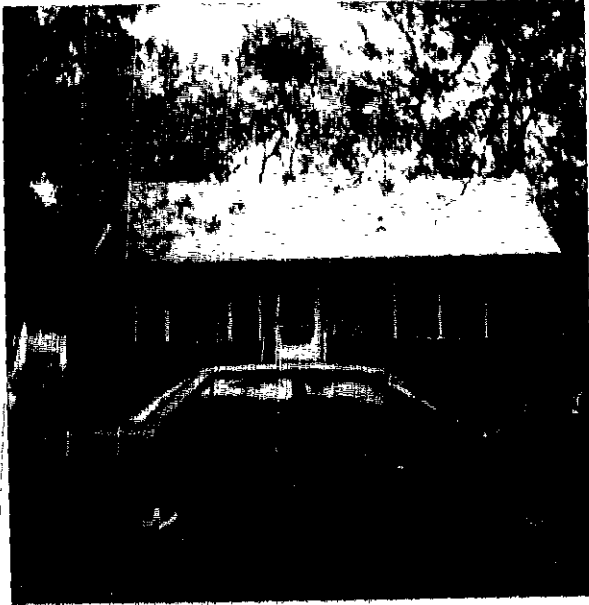
Surrounding  
neighborhood



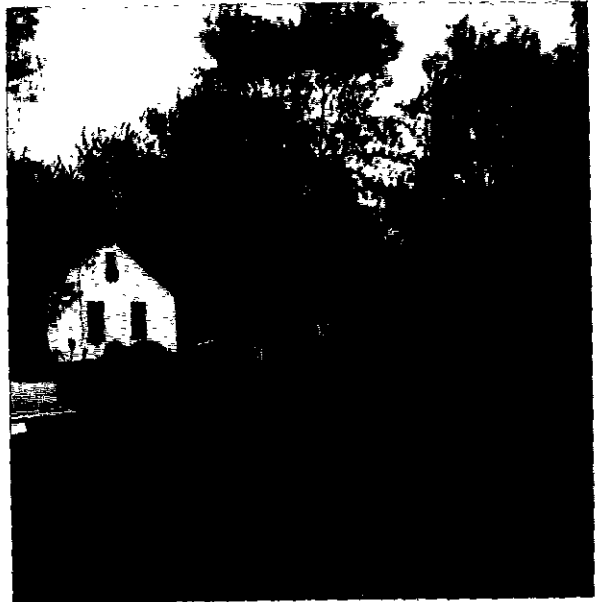
Surrounding  
neighborhood

98-439-A

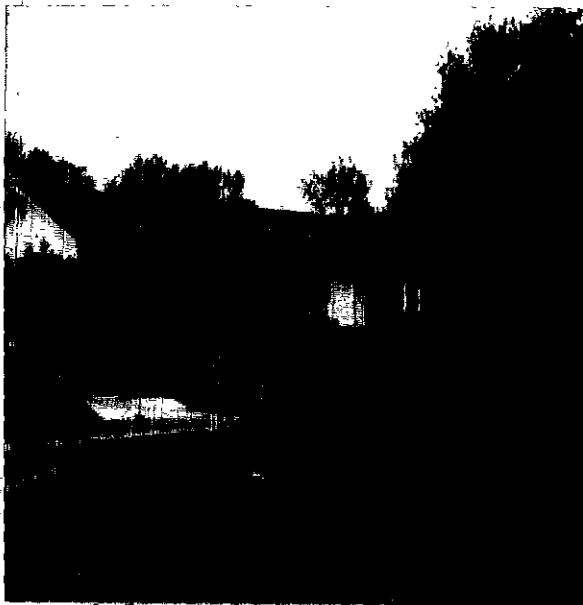
2c



9223 Todd Ave.  
Fort Howard 21052



Side View  
9223 Todd Ave 21052

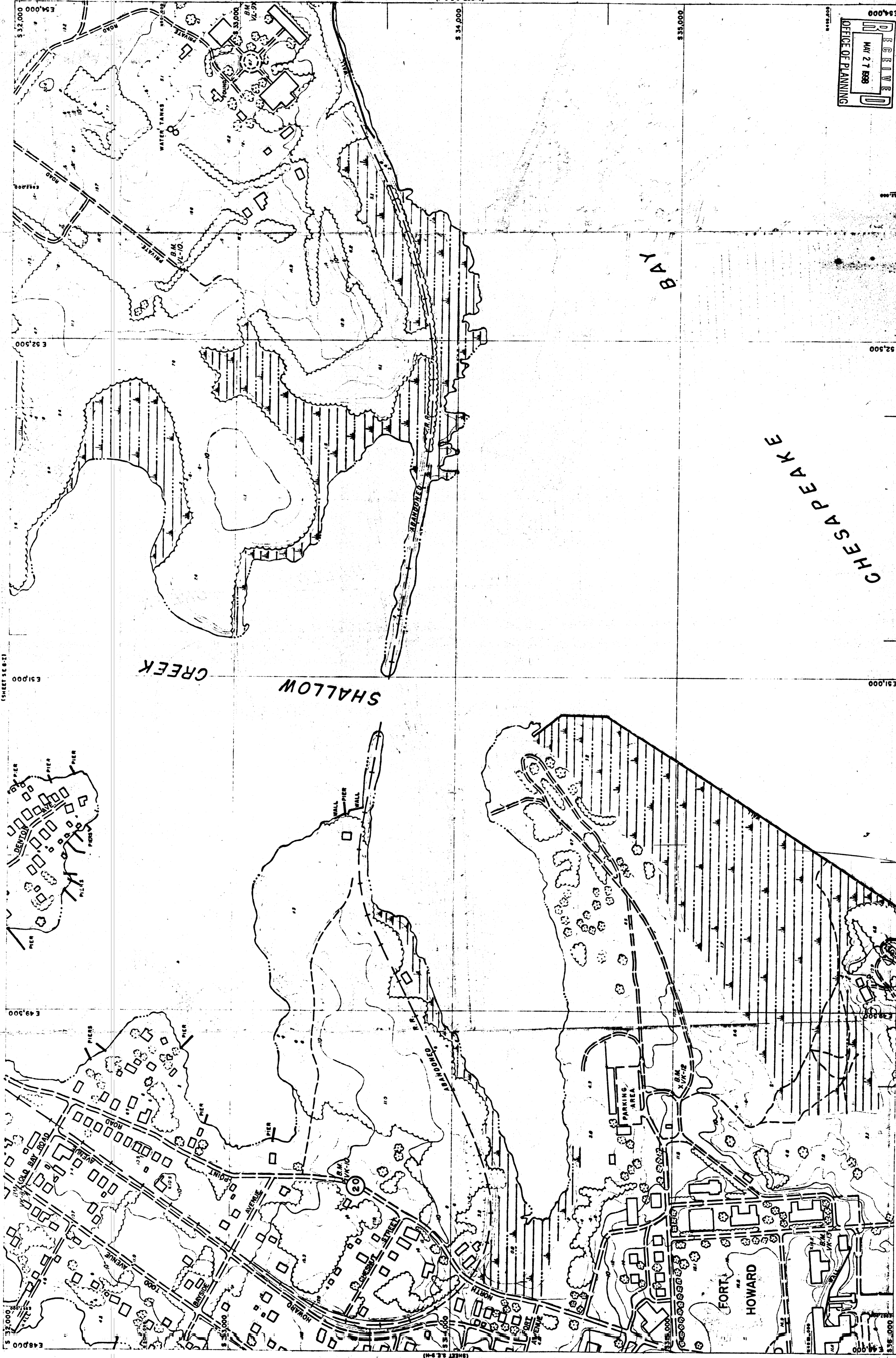


<sup>27-</sup>  
9229 Todd Ave  
Fort Howard 21052



Side View  
9227-29 Todd Ave 21052

98-439-A



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

LOCATION  
FORT HOWARD

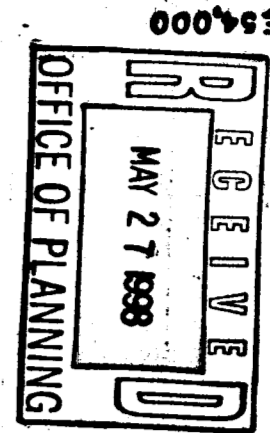
SE  
9-1

REVISIONS  
BY DATE

SCALE  
1" = 200'

DATE OF  
PHOTOGRAPHY  
DEC. 1954

Topography Compiled By Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.



(SHEET S.E. 10-1)

(SHEET S.E. 10-1)

(SHEET S.E. 10-1)

MICROFILMED